

PLANNING BOARD

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice-Chair
James E. O'Brien IV, Clerk
Jessica L. Porter
James F. McGrail, Esq.
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Planning Director
Jeremy Rosenberger

Senior Planner
Michelle Tinger

**TOWN OF DEDHAM
450 WASHINGTON STREET
O'BRIEN MEETING ROOM, 3RD FLOOR
DEDHAM, MA 02026**

**MINUTES OF THE PLANNING BOARD MEETING
NOVEMBER 1ST, 2022, 6:00 P.M.**

BOARD MEMBERS:

John R. Bethoney	Chair
Michael A. Podolski, Esq.	Vice-Chair
James E. O'Brien IV	Member
Jessica L. Porter	Member
James F. McGrail, Esq.	Member

PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Michelle Tinger	Senior Planner

GUESTS:

Josh Fiala	MAPC
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1. CALL TO ORDER

Chairman Bethoney called the meeting to order at 6:00 p.m.

2. BRIDGE STREET CORRIDOR PLAN ADVISORY COMMITTEE

Chairman Bethoney noted that the majority of the Bridge Street Corridor Plan Advisory Committee candidates presented at the previous Board meeting, however, there is a candidate who was unavailable on that date. Mr. Rosenberger provided a brief description of the Committee, noting that there would be five Dedham residents on the Committee. **Chairman Bethoney** asked the candidate to provide information on what she would contribute to the Committee.

Ms. Marilee Dempsey: Ms. Dempsey noted that she wants to maintain the area's hometown feel. She has lived in Dedham for a year and a half. She is a paralegal with a specialty in real estate.

3. DESIGNING DEDHAM 2030 MASTER PLAN

Chairman Bethoney welcomed Mr. Josh Fiala from MAPC, who has been assisting with the Master Plan process. Mr. Fiala has been involved in approximately 10 of these strategic plans, which can range from 150 to 300 pages in length. It was noted that the Dedham Planning Board has been more diligent than other Boards and municipalities. Mr. Fiala reported that a red-line version of the document can be provided in approximately two months upon completion of the Board's draft review.

The Board continued their review of the Master Plan starting on page 22 of the housing chapter. It was requested that there be a glossary at the end of the document to for reference. **Chairman Bethoney** mentioned that accessory dwelling units over garages could be problematic for seniors due to stairs.

The Board discussed language describing Dedham as "urbanized", which did not seem accurate.

Mr. O'Brien noted that technology significantly influences what towns flourish and there should be consideration for new technology and how it will influence Dedham. The abandoned rail corridor has been a controversial topic in Dedham and **Mr. McGrail** asked that the language around it be carefully selected.

Chairman Bethoney requested that when an acronym or abbreviation has not recently been used that the long form be included for clarity.

Juneteenth was added as a town celebration. It was requested that references to St. Mary's remnant of a once thriving Irish immigrant population be rephrased for accuracy. It was requested that the organization caring for the old cemetery be added into the document. It was also requested that the Endicott be identified appropriately on the map; however, the map is associated with census areas, of which Endicott is not a part. As a result, it was decided to refer to Endicott as a portion of Oakdale.

There was discussion regarding historic buildings that should be included in the document. The Board discussed whether arts organizations have faced barriers (such as bureaucratic impediments) that reduce cultural programs. The Board discussed how to increase access to green spaces, such as increasing the number of sidewalks and bike lanes in town. Many roads are private streets, which reduces the town's ability to build sidewalks.

It was noted that part of the Community Preservation Act (CPA) can be used for affordable housing. There was discussion of the wording around CPA, which led to a conversation about funding. The CPA causes a slight increase to taxes. In the 2009 plan, it was said that the town should consider the CPA. However, the townspeople were not supportive.

Mr. Rosenberger reported the Board is halfway through the Master Plan. It was noted that housing is a challenging subject, which resulted in lively debate in the last meeting. This is a ten-year plan, but everything needs to be carefully worded and taken into consideration. **Chairman Bethoney** added that affordable housing is not just about acquiring a house, it also includes the costs surrounding maintenance and operations of that house. Concern was reiterated that the CPA will increase taxes.

Below is an overview of requested edits/comments of the Master Plan review:

H22	11/1/22	Next Step H1 – Not to be so definitive about next steps, talked about it on Page H15. “Explore merits” and then decide, remove directive language
H22	11/1/22	Next Step H2 – First sentence – don’t know where the Town stands on the “missing middle”, where the Town wants multifamily housing and of what type. Don’t say “encourage missing middle.”
H22	11/1/22	Issue with caption over image. Caption Town should consider, or one option for encouraging diverse and affordable housing types. ADU’s are to be considered, but not promoted, we are not there yet. ADU’s would be a Town character changing event.
H24	10/11/22	Area Median Income (AMI) – add Dedham’s Median Household Income to the paragraph to show that it is different.
H24	10/11/22	Add to M.G.L. Chapter 40B header “Comprehensive Permit”
H24	10/11/22	Add to M.G.L. Chapter 40R header “Smart Growth Overlay District”
H24	10/26/22	Define AFFH with a notation as part of the glossary.
H24	11/1/22	Add American Rescue Plan Act (ARPA) to the list of defined terms in the glossary
H24	11/1/22	Add the Commonwealth’s Home Modification Loan Program (HMLP) to the glossary
N2	11/1/22	“Features and resources in Dedham” update numbers for projects since the Master Plan started, incorporate as much updated information as available. Get information from Jeremy.
N4/Chapter	11/1/22	Dedham Museum and Archive was previously called Dedham Historical Society & Museum. Do a global find and replace to update with the new name.
N4	11/1/22	Natural resources – first sentence – Remove “has become urbanized.” Dedham is not urbanized and retains an agricultural and mill town heritage, small town feel.
N5/Chapter	11/1/22	Describe how the area has changed historically through technology – Towns founded where the rivers were, Towns created technologies, became very prosperous, then railroads, technologies change, roadway system, Route 128 in the 1950s, next technology?
N9	11/1/22	Bald Eagles were last observed in 2022, update the chart from 2017
N12	11/1/22	Add “Manor Playground” to Town-owned Parks and Recreation Properties. Get information from Jeremy
N13	11/1/22	Top of second column spell out DCR (Department of Conservation and Recreation). First time it is used.
N14	11/1/22	Under topic heading “Abandoned Rail Corridor” add language on the outcome of the Town Meeting vote at the end of the paragraph.
N14	11/1/22	Spell out OSRP (Open Space and Recreation Plan) on this page.
N14	11/1/22	Spell out PRMP planning process on this page.

N15	11/1/22	Second column, first paragraph remove the word “first” before LGBTQIA Pride Celebration. Multiple Pride Celebrations have been hosted.
N17	11/1/22	Photo may not be up to date, add new photo or reference new name in caption - Dedham Museum and Archive
N19	11/1/22	St. Mary’s is not a remnant of a once-thriving Irish immigrant population. It is still thriving. Work on the language in this paragraph. St. Mary’s doesn’t have any school buildings any longer.
N19	11/1/22	Dedham Square Artists Guild has been defunct for years – remove from the page
N21	11/1/22	In first column, make Mother Brook Arts and Community Center bold.
N23	11/1/22	Add Juneteenth to the list of Special Events
N24	11/1/22	First line, add State of Massachusetts to Commonwealth of Massachusetts
N25	11/1/22	Change label of “West Dedham” to “West Dedham/Precinct 1”
N26	11/1/22	State Endicott neighborhood is within an area of Oakdale – Endicott runs from the southern line to Mount Vernon Street from Whiting Avenue to Grant Avenue, southern portion of Oakdale
N27	11/1/22	Add to paragraph under “Resources Designated as Historically Significant” that Town is pursuing designation for Mother Brook Canal
N32	11/1/22	Add Mill in East Dedham, Mother Brook Residential Complex was converted from mills into housing in 1987. It is a historic structure of historic significance
N32	11/1/22	Add East Dedham Fire House, the oldest wooden fire house in Massachusetts. Built in 1855, also the oldest wood firehouse in use in the country
N34	11/1/22	Wigwam Pond include update that Town is undertaking a study. In 2022 a committee was appointed for the study. Ask Jeremy about details of the study.
N37	11/1/22	Add renaming of William Gould Park to Community Priorities (NCH2). Statue will be ready on Memorial Day which would be the 200 th Anniversary of his birthday (check the dates)
N37	11/1/22	First column, last sentence change “excluded” to “overlooked”
N40	11/1/22	Strategy 3.1 clarify what is intended by “integrate equity” and its benefits
N40	11/1/22	Strategy 3.6 add clarifying statement as to what “cultural asset mapping” includes and its benefits
N40	11/1/22	Strategy 3.7 Edit “Reduce barriers” to “Work to encourage” – making it easier and better supported
N42	11/1/22	Strategy 5.1 change “comfortable” to “safe”
N42	11/1/22	Strategy 5.2 add “acceptable to the community and” after infrastructure and before integrated
N43	11/1/22	Strategy 6.1 in the second sentence, remove “reconsider adoption.” The Planning Board has never taken a position on CPA.

N45	11/1/22	Remove Next Step NCH3 Reconsider the adoption of the Community Preservation Act ...
N46	11/1/22	Add Community Preservation Act (CPA) to the glossary of terms
N46	11/1/22	Add Open Space and Recreation Plan (OSRP) to the glossary of terms

4. PUBLIC COMMENT

There were no members of the public present.

5. NEW BUSINESS OLD BUSINESS

- The date to move into the Public Safety Building is mid-December 2022.
- The budget has a surplus of \$900,000.
- There are five designer propositions for the town green.
- The historical society is having a WWII exhibit in mid-November 2022.
- There will be discussion at the next meeting about MBTA community legislation that could impact state funding.

6. NEXT MEETING

The next meeting of the Planning Board was scheduled for November 9, 2022, at 6:00 p.m.

8. ADJOURNMENT

On a motion made by Mr. Podolski, seconded by Mr. O'Brien, it was resolved to adjourn the meeting at 8:00 p.m. A roll call vote was conducted. Motion carried unanimously.